

For Lease: Commercial Retail

# 15 Adrian Avenue 221

800 SF Multi-Use Retail Unit In Toronto

Here is where your  
business will *grow*.

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

[lennard.com](http://lennard.com)

# 15 Adrian Avenue Unit 221



Total Area  
**800 SF**  
Retail Area  
**100%**



Zoning  
**I2 D2**



Sprinklers  
**Yes**



Asking Rate  
**\$25 PSF Gross**



Availability  
**Immediate**

## Property Highlights

- Rare artistic, fitness, and coffee spaces available for immediate occupancy
- Located in a converted industrial building, this space is as charming as it is unique
- There is nothing like it available just off of Dupont Street on Adrian Avenue
- Units available from 600 to 4,000 SF

For More Information,  
Contact Listing Agent:

\*Sales Representative

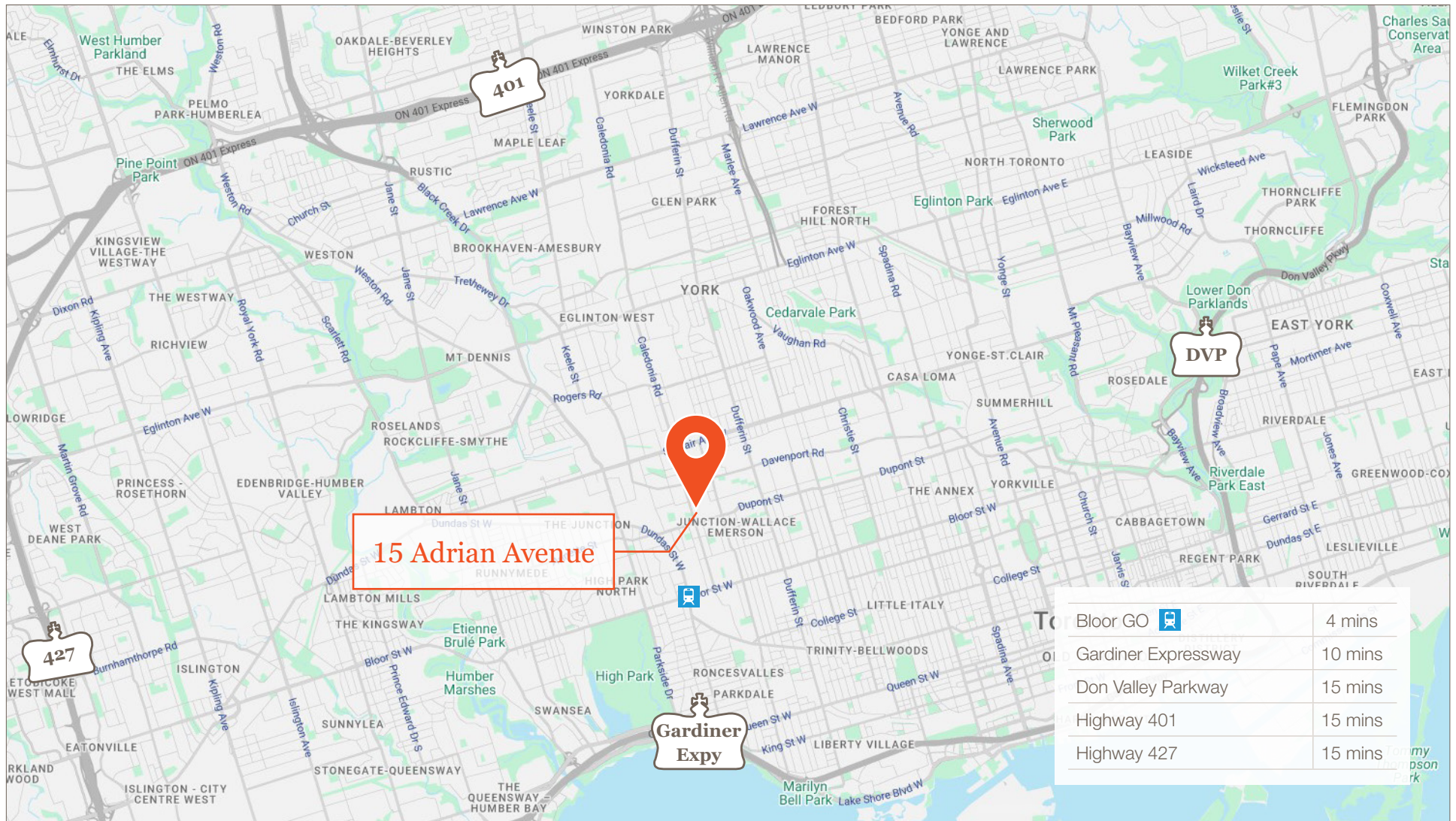


Michael Borinsky\*  
905.917.0559  
[mborinsky@lennard.com](mailto:mborinsky@lennard.com)



# 15 Adrian Avenue Unit 221

## Map of Location

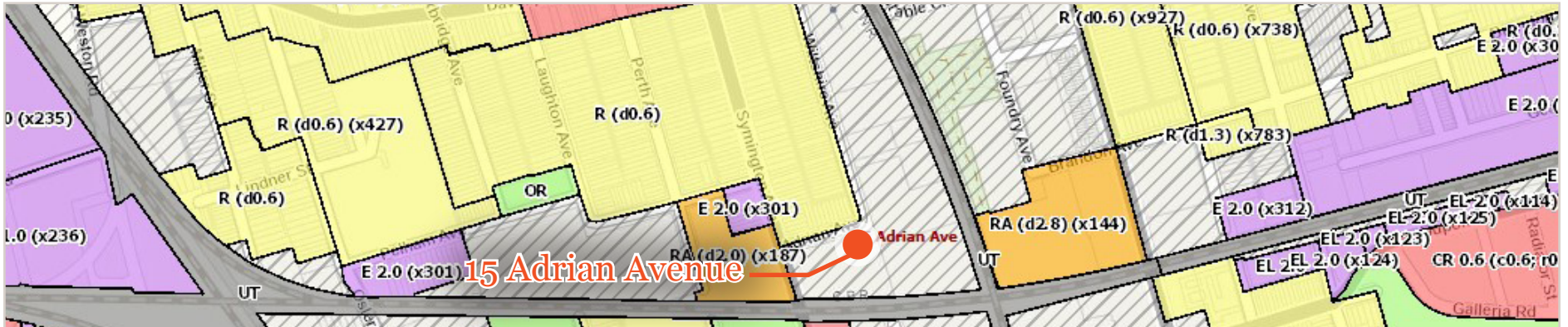


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## Zoning - I2 D2



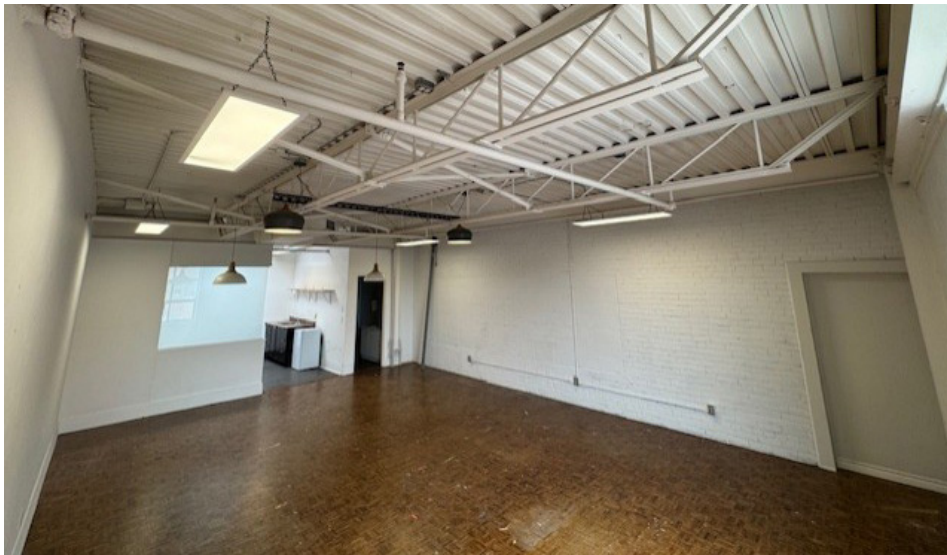
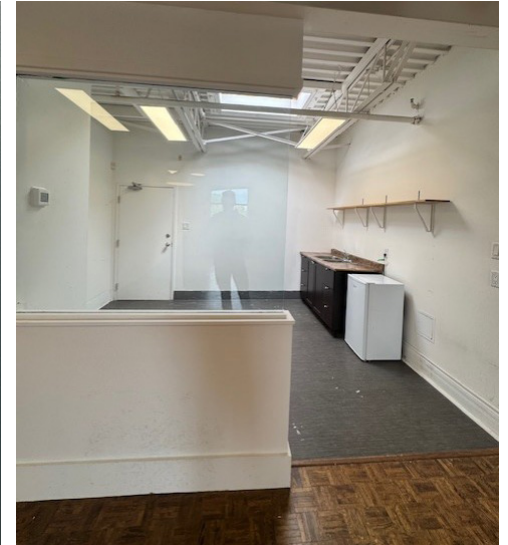
## Permitted Uses

- animal hospital
- artist's or photographer's studio
- bakery
- bookbinder's shop
- branch of a bank or financial institution
- bread distributing depot
- brew-on-premises establishment
- builder's supply yard
- car washing establishment
- carpenter's shop
- caterer's shop
- ceramics factory
- city yard, class A
- cleaning plant
- clinic
- commercial school
- commercial stable
- communications and broadcasting establishment
- community health centre
- contractor's shop, class A
- contractor's shop, class B
- courier service
- custom workshop
- data processing establishment
- day nursery
- designer's studio
- dry-cleaner's distributing station
- dry-cleaning shop
- duplicating shop
- electronic equipment factory
- fire hall
- food warehouse
- food wholesaling establishment
- fur goods factory
- garment factory
- industrial catering service
- industrial computer service
- laboratory, class A
- laboratory, class B
- manufacturing plant
- market gardening
- metal wares factory
- newspaper plant
- open storage yard
- ornamental structure
- packaging plant
- parking area
- parking garage
- performing arts studio
- personal grooming establishment
- pharmaceutical factory
- pharmaceutical factory - secondary
- plastic products factory
- plastic products factory - secondary
- police station
- post office
- postal sorting station
- printing plant
- private commercial garage
- private garage
- public commercial scales
- public park
- public transit
- publisher
- recycling shop
- rubber products factory
- sales or hire garage
- security service and business equipment
- service, rental or repair shop
- sewage disposal plant
- sheet metal shop
- shipping, trans-shipping or distributing depot
- soft drink bottling works
- software, design and development establishment
- storage warehouse, class A
- tailoring shop
- taxicab stand or station
- textile factory
- trade school
- union hall
- vegetable food products factory
- waterworks
- welder's shop
- wholesale dyeing plant
- wholesaling establishment - general
- wood products factory

For complete list of permitted uses, please refer to [City of Toronto zoning bylaw](#).



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